

Background

This site concept is presented by Jodie and Bill Uhl, Denver Colorado. We are longtime Colorado residents and have lived in various locations across the state since ~1991.

We are submitting this narrative in support of our application for Special Use Permit: *Recreation Facilities, Outdoor – Rural with Overnight Accommodations*. Our intent is to develop Routt County 60 acre parcel id 939013001 in Milner, Colorado as an experiential guest ranch doubling as a family retreat for our family of 6. Our intent is to develop the property as a “farm to table” agricultural operation including 5-7 cow/calf pairs, poultry, hay (for internal use - for consumption by our animals) and raised bed produce.

The proposed development and guest housing (sec below) will be designed to give visitors the opportunity to experience a small farm, locally sourced lifestyle with the added benefit of serving as a base for activities in the area including hiking, mountain biking, canoeing, fishing, etc.

Our family’s outdoor and agricultural background will support the development and operation of the guest ranch. Jodie Uhl has over 30 years of extensive experience in agriculture and farming. Until 2015 she was an operational partner in a family farm that produces crops and livestock on ~1500 leased acres. Additionally, She has extensive start-up experience from running a large healthcare business unit from the ground up. Bill Uhl is an aerospace engineer and principal for an engineering services company that provides hardware/software development and simulation tools for air and space integrators including Boeing, Blue Origin, Gulfstream, Ford, and others. Previously, Bill has managed the renovation and development of multiple homes and buildings and has passed the homeowner/prime contractor tests in Denver for electrical, plumbing, and HVAC (~2012).

Our family members are avid outdoors-people; two of our daughters attended the Rocky Mountain School for Expeditionary Learning (RMSEL) for middle and high school (based on Outward Bound). A third attended college for two years in Steamboat (graduating from MSU in Bozeman) and has backpacked throughout the rocky mountains and abroad.

Property Development Concept

Our intent is to develop (within 5 years) the primary dwelling unit (PDU) on the property in order to serve as our permanent full time residence. We intend to develop a barn/secondary dwelling unit (SDU) on the property (spring 2022) and three detached cabins supporting commercial rental use as well as to host family while they are in town.

The cabins will consist of three 16 ft. cabins for family oriented, seasonal (spring-fall), overnight guest housing. The cabins will support up to 2 guests per cabin per night. The cabins will provide drinking water (bottled or tap (TBD)), internet, and electricity for heat, electronics, and microwave.

Central guest facilities including showers/bathrooms and a mini kitchen will be provided by a 24 hour accessible barn/apartment which will also serve as the property’s SDU. The SDU apartment will accommodate the property owner and/or manager.

The property/owners have been issued DWR commercial well permit 324864 for commercial use for guest facilities under the special use permit and have been issued DWR well permit 323356 for domestic residential use for the PDU/SDU.

Site Information

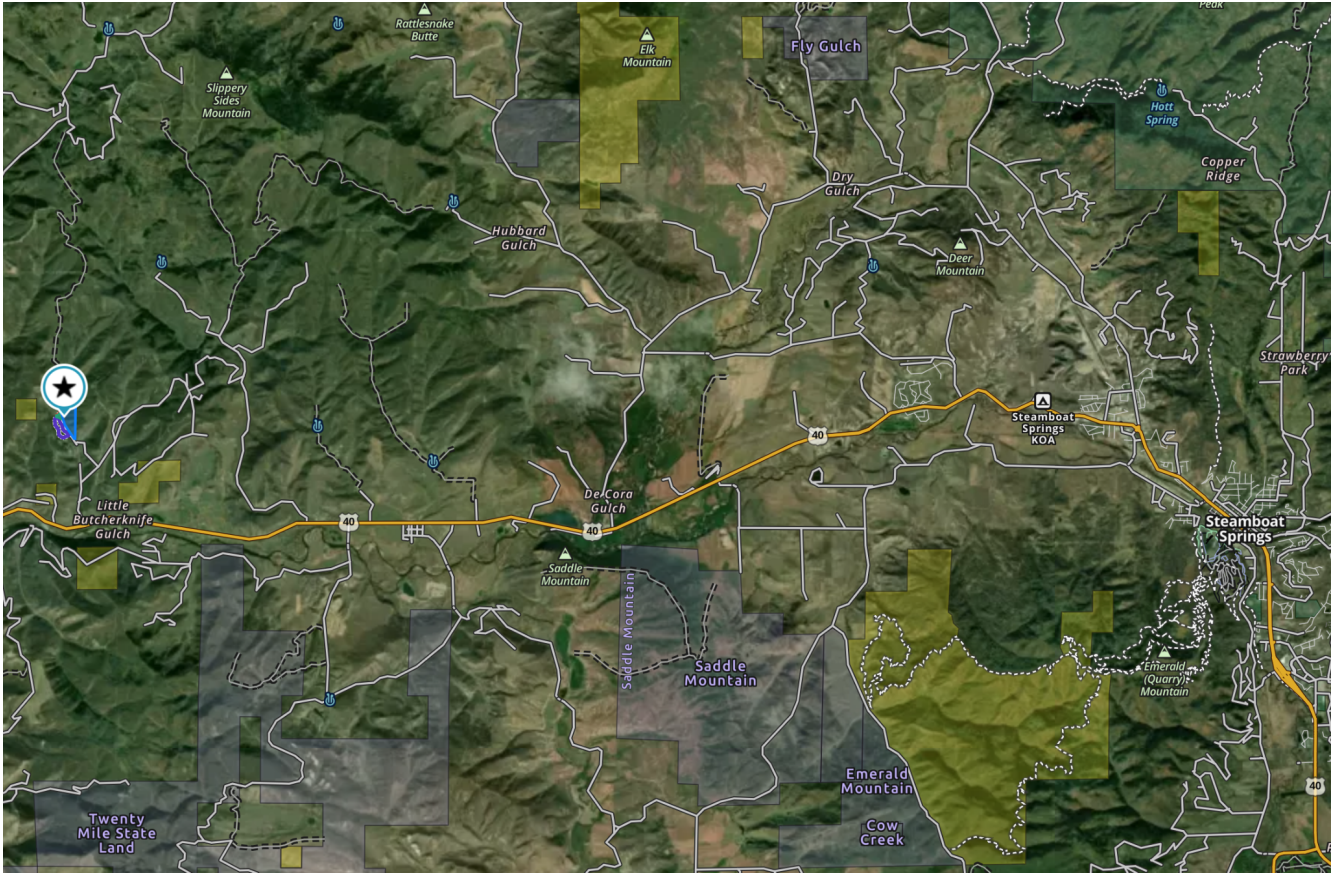
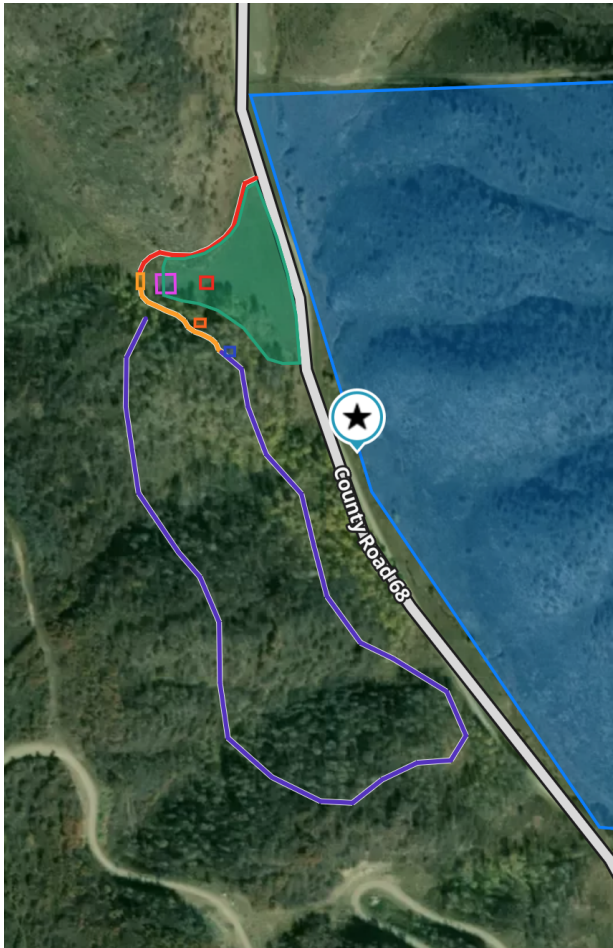


Fig 1 - Site location (star) near Milner, CO TBD Part of Tract 38, E2 SW4 Section 1, Township 6N, Range 87 West total ~60 acres The parcel number is: 939013001

Site Utilization Overview



Proposed Land Utilization:

- 30 Acres livestock/grazing, hay (no irrigation)
- 5 Acres hay (no irrigation)
- 25 Acres forest / hiking

Accommodations and Facilities:

SDU caretaker and common facility:

- 48' X 48' barn with 800 SF owner/caretaker apartment (property SDU)
- Externally accessible guest facilities including showers, bathrooms, laundry, water, kitchen

Overnight Guest Housing:

- Three 15' X 15' timberframe cabins
- Electricity for microwave, lights, electronics, heat
- Bottled drinking water
- No toilet, shower - restrooms are provided in the common facility

Services and Utilities:

- TBD (Verizon) telephone service for the PDU, SDU, guest facilities
- Well commercial permit 324864 for guest facilities, well domestic permit 323356 for the PDU/SDU
- Wireless Internet Service for the PDU, SDU, guest facilities

Fig 2 - Notional site layout and utilization

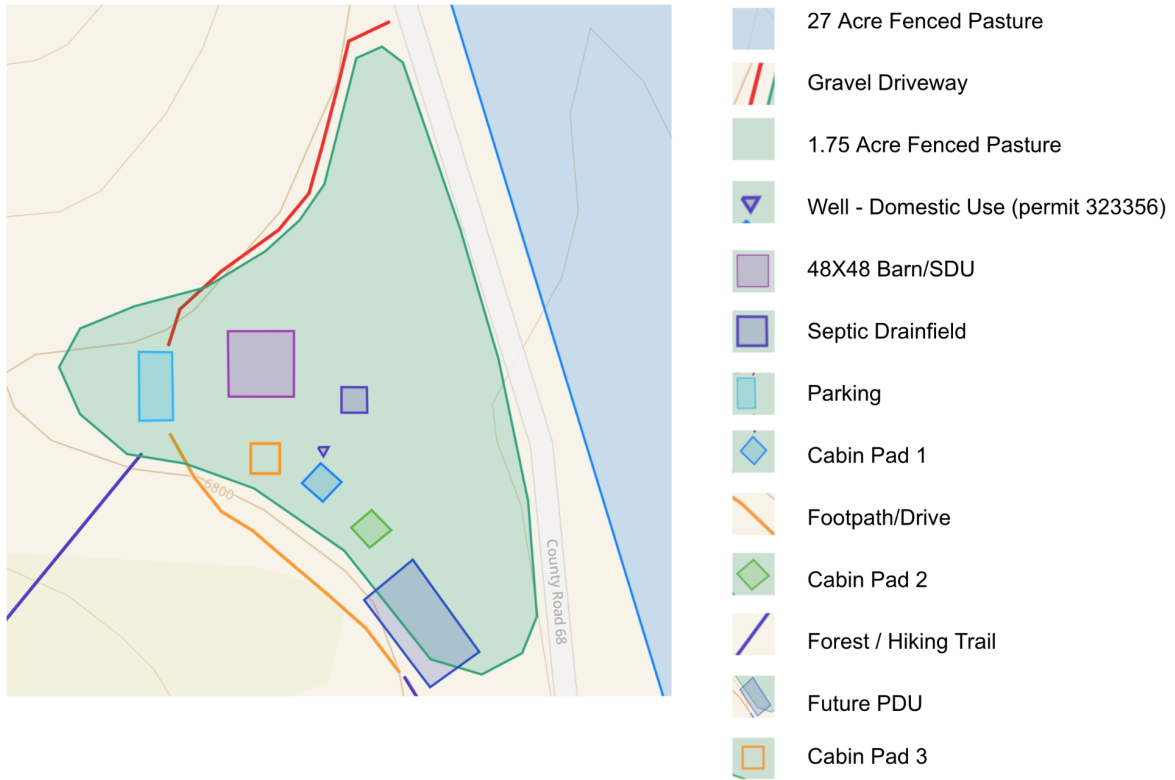


Fig 2 - Notional site layout and utilization



Fig 4 - Mixed use recreational facility/SDU (monitor barn) and recreational living space (cabin)

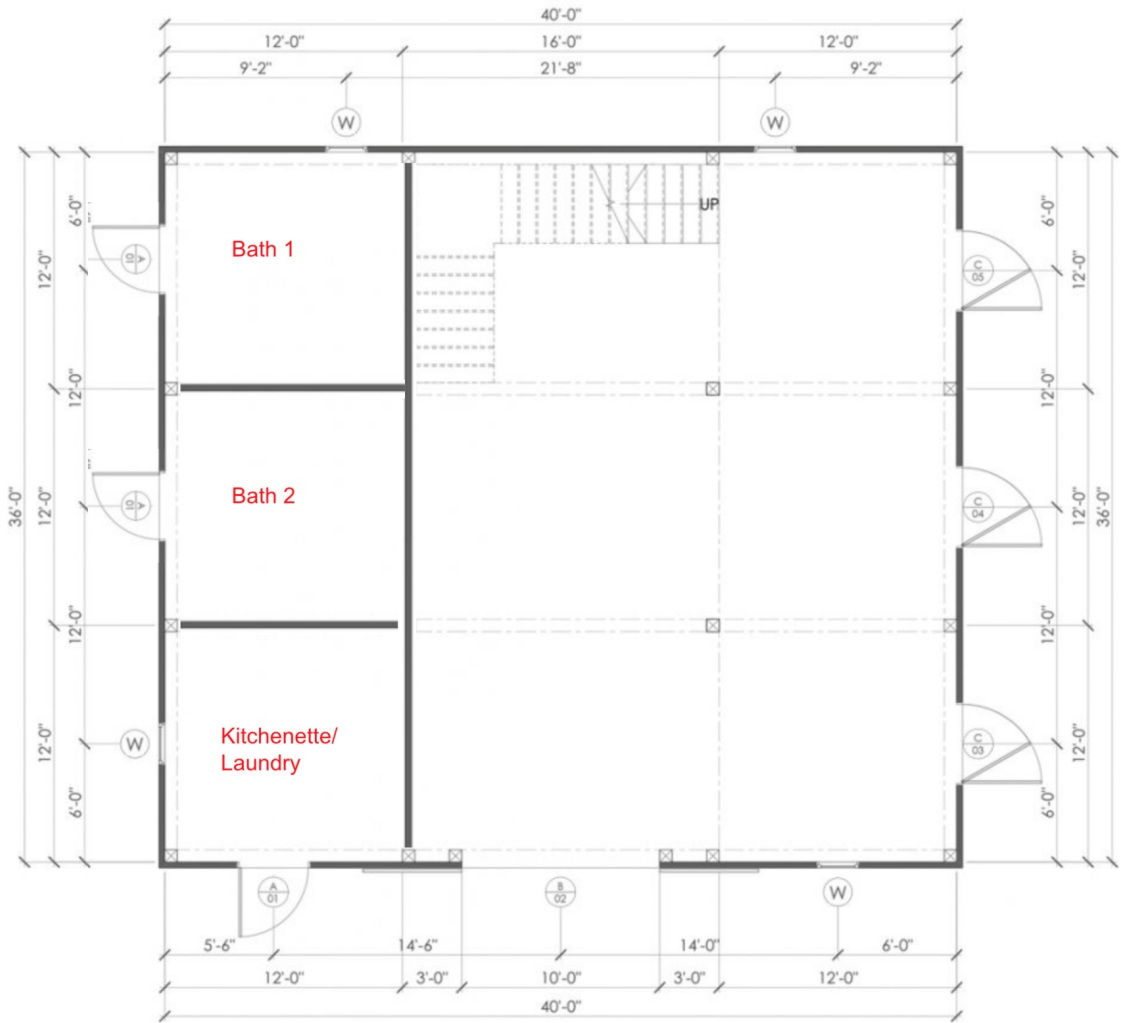


Fig 5 - Mixed use SDU (monitor barn) first floor showing guest facilities (red). The remainder of the first floor will serve as barn/storage space



Fig 5 - SDU (monitor barn) SDU second floor showing owner/manager living facilities (dimensions approximate)

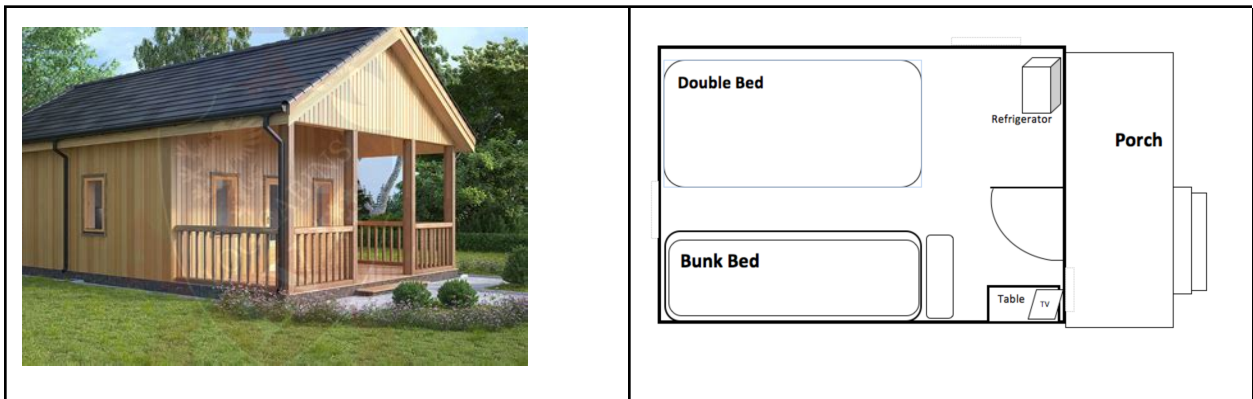


Fig 6 - Guest overnight facilities (cabin) and notional layout



Fig 7 - CR 68 roadway/right of way providing guest and emergency access bisects the property



Fig 8 - Hay meadow and proposed site location for the SDU and recreational living space